

# MADISON COUNTY PLANNING BOARD

## MEETING MINUTES

Madison County Administration Building, Public Meeting Room  
April 29, 2019

1. **Call to Order:** 6:00 p.m. by President Darlene Tussing

2. **Roll Call**

**Members present:** Lincoln Roberts, Ethan Kunard, Tamara Millican-Wood, Jacqueline McCurdy, Rita Owens, Pat Bradley, Dave Maddison, Darlene Tussing, Laurie Schmidt and Del Bieroth

**Members not present:** None

**Staff present:** Leona Stredwick (Planner I) and Cody Marxer (Planning Clerk)

**Others present:** None

3. **New Member Appointments:**

**MOTION: To accept the Planning Board membership appointments of Laurie Schmidt and Del Bieroth. Moved by Rita Owens; seconded by Tamara Millican-Wood. Motion passed unanimously.**

4. **Minutes:** January 28, 2019 and February 25, 2019

Pat Bradley asked for clarification regarding the next Planning Board review of Spanish Peaks ODP. Staff clarified that the project representative was not available for the April meeting and that they are tentatively scheduled on the May agenda.

**MOTION: To accept the minutes of the January 28, 2019, and February 25, 2019 meetings. Moved by Tamara Millican-Wood; seconded by Rita Owens. Motion passed unanimously.**

5. **President's Comments:** Thank you to Ethan Kunard for filling in and leading the last meeting.

6. **Opportunity for Public Comment for items not on the agenda:** None

7. **Statement of Conflict of Interest/Ex Parte Communications:** None

8. **Subdivision**

A. **North 40 Subdivision Phase 5 Geotechnical Waiver Request:** Waiver request reviewed by Leona Stredwick as included in the packet and on file, reminding the board that this was presented at the February meeting but no action was taken due to no quorum. She also reiterated that previous phases of development in this subdivision have been granted a geotechnical report waiver.

**Planning Board comments/questions:** Responses are in italics are from Leona Stredwick unless otherwise noted.

Planning Board Meeting

April 29, 2019

Page 1 of 4

**MADISON COUNTY PLANNING BOARD  
MEETING MINUTES**

**Madison County Administration Building, Public Meeting Room  
April 29, 2019**

- Laurie Schmidt: Do buyers of these lots get a copy of a geotechnical report? *No, because this is a waiver excusing the developer from completing a geotechnical report.*

**MOTION: To grant North 40 Development a geotechnical report waiver for North 40 Subdivision Phase 5. Moved by Ethan Kunard; seconded by Laurie Schmidt. Motion passed unanimously.**

9. **Monthly Report:** Leona Stredwick reviewed the monthly report, as included in the packet and on file. Pat Bradley inquired as to how extensively we utilized the services of the Beaverhead County Planner, to which Leona Stredwick indicated services were utilized minimally. Laurie Schmidt inquired as to when the Growth Policy needed updating, to which Leona responded that Charity Fechter, former Planning Director, suggested updating it after the next census.

**10. Old Business**

**A. Planning Director Replacement:** Leona Stredwick shared that the new Planning Director, Alex Hogle, begins on May 1, 2019. He has already been working roughly ten hours per week on a couple of subdivision preliminary plats.

**B. Planning Budget Committee Report:** Rita Owens reviewed the budget summary, as prepared by Cody Marxer and on file, noting that current staff promotions should be considered, in addition to board trainings and workshops. The budget will be reviewed by the Commissioners on May 23, 2019, at 10 a.m.

**Planning Board comments/questions:** Responses are in italics are from Planning Staff unless otherwise noted.

- Darlene Tussing: Where is the reserve fund information? *Staff will inquire with the Finance office and Planning Director. Budget Committee should meet with Alex Hogle prior to BCC review.*
- Pat Bradley: Who has previously paid for Board workshops? *BCC and extension office.*
- Dave Maddison: This is out of the Board's realm. *Darlene Tussing rebutted that the Board can be supportive by providing information.*
- Laurie Schmidt: Need to push changes to job descriptions. *Jacqueline McCurdy reiterated this point. Staff added that they would be more comfortable if this was pursued by the Board.*
- Pat Bradley: How much input does Human Resources, the CAO, and Finance have on this budget? *The majority of input will be from these positions.* How and where do staff positions fit on the county wage scale? *Leona Stredwick responded that Planners are on the Administrative Assistant scale, Planning Clerk is on the Clerk scale, and Planning Tech is on the Tech scale.*

**MADISON COUNTY PLANNING BOARD  
MEETING MINUTES**

**Madison County Administration Building, Public Meeting Room  
April 29, 2019**

- Jacqueline McCurdy: The Board should provide and push job descriptions/changes. *Darlene Tussing suggested that staff explain all these details to the Planning Director.*
- Laurie Schmidt: The Budget Committee should meet with the new Planning Director, then prepare to support him at the budget hearing.

**The Budget Committee will meet with the Planning Director on Wednesday, May 8, at 1 p.m. in the Planning office.**

**C. Other:** None.

**11. New Business**

**A. Ennis Subdivision Regulation Review:** Leona Stredwick reviewed the Ennis Subdivision Regulations, as in the packet and on file, reiterating that the Board will handle the review, public hearing, and make a recommendation to the Town of Ennis. Lincoln Roberts further explained that Great West Engineering put this document together, and the town requests Planning staff and the Planning Board to review and make a recommendation.

**Planning Board comments/questions:** Responses are in italics are from Leona Stredwick unless otherwise noted.

- Darlene Tussing: When do they want this done? *Not entirely certain; will inquire with the Town Clerk.*
- Tamara Millican-Wood: Who drove this project? *Lincoln Roberts responded that the Town of Ennis drove this project but wants the county to review it. If this is just a draft and not the final document, then there is no reason to review it. Should the Planning Director review it first? The Madison County Planning Board serves as the town's Planning Board, so the Board is required to review it. Lincoln Roberts added that the town has been working on this for roughly four years and has been using Madison County's subregs in the meantime.*
- Pat Bradley: Many errors in wording and resulting questions are raised in this document; specifically but not limited to governing bodies. There are also attachments missing. The Town of Ennis should review this document again and provide a more final draft for review. *The Planning Board should be evaluating policy instead of typos and inconsistencies in wording.*
- Laurie Schmidt: Should we add this to the May agenda? *Let's table it until we have had further discussion and clarification with the Town Clerk.*
- Darlene Tussing: We should follow the same procedures from this process with the Twin Bridges and Sheridan communities.
- Pat Bradley to Lincoln Roberts: Can we expect more subdivision in Ennis? *Lincoln Roberts responded that there is ongoing development in Ennis, specifically North 40. Then it's important that we address these subregs.*

**MADISON COUNTY PLANNING BOARD**

**MEETING MINUTES**

**Madison County Administration Building, Public Meeting Room**

**April 29, 2019**

**B. Site Visits, Tours and Presentations:** Discussion of destinations included Garnet USA, the Talc mine, Sun West and Big Sky.

**C. Planning Board Member Contact Information:** Cody Marxer will prepare an updated contact list for the board and have it available at the May meeting.

**D. Planning Board Member Reports:**

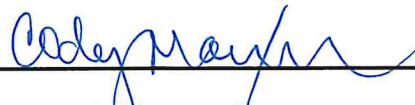
- Laurie Schmidt: Requesting full staff and board member introductions at the May meeting.
- Ethan Kunard: The Montana Watershed Council is hosting their fall tour at the Missouri Headwaters Basin September 11-13. This is a unique opportunity to share information about our area, as growth in both Madison and Gallatin counties is up. Inviting all board members to attend, as available permits.
- Pat Bradley: Legislation bill #241 passed, which translates to a 1% increase in tourist tax (applies to Big Sky). Wondering how Big Sky communities will use this funding; hoping it is directed toward affordable housing in that area.

**In honor of observing the Memorial Day holiday, the next Planning Board meeting will be held on Tuesday, MAY 28<sup>TH</sup>, 2019, at 6 p.m. in the Public Meeting Room of the Madison County Administration Building in Virginia City.**

**14. Adjournment:** Adjourned by acclamation at 7:07 p.m.



Darlene Tussing, President



Cody Marxer, Secretary